

Elect Apartments and Hotels for Permanent and Transient Guests

CAMBRIDGE COURT

142 to 146 West 49th St.

HIGH CLASS PERMANENT AND TRANSIENT HOTEL

Special Dinner Sunday and New Year's Day.

Tables Ordered by 'Phone 3147 Bryant.

A few choice Apartments still obtainable at the
Madison Avenue Hotel,
Madison Av. and 92d St.
SUITES OF ONE TO SIX ROOMS.
LOCATION UNSURPASSED.
Crest of Carnegie Hill.
Quiet, Comfort, Refinement.
This house is celebrated for its cuisine.
Rates worth knowing about.
UNDER NEW MANAGEMENT.

THE BRAYTON

62 Madison Ave., Cor. 27th St.
One square from Subway Station and Broadway.
New high-class private apartment hotel.
Handsome and comfortably furnished 1, 2, 3, 4 rooms—4 rooms have two baths.
Away from the noise of the city.
Cuisine choice.

M. B. TUCKER, Prop.

LEWINGTON

HOTEL.

JUST OFF BROADWAY, ON WEST 47TH ST.

Absolutely Fireproof. RESTAURANT SERVICE AT POPULAR PRICES.

Unsurpassed Apartments. 324 rooms with baths. Suites of one, two and three rooms. Strictly high class family hotel. Moderate rates. Office suite on ground floor for lease.

GEORGE R. JONES, PROP.

HOTEL WELLINGTON,

56th St. and 7th Ave.

Absolutely fireproof, every modern convenience.

300 ROOMS, 200 BATHS.

Access to Subway, Elevated and Surface Lines, Theaters and Clubs.

Stable \$1.50 and upward.

PER DAY, Bath \$2.00 and upward.

A few suites at our disposal for lease.

J. F. CHAMPLIN, Manager.

OCEAN HOUSE, Water Hill, R. I.

HOTEL ALDINE

STRICTLY FIREPROOF.

4th Ave. and 29th St.

Subway Station one block from Hotel.

Select Transient and Permanent Apartment Hotel.

UNDER NEW MANAGEMENT.

Every Room with Private Bath.

\$1.50 PER DAY AND UPWARD.

Restaurant a la Carte. Club Breakfast.

Our Special Table d'Hôte, 8 to 9 P. M., at 50 Cts. Unsurpassed.

W. H. GROSSCUP, Prop.

BARSTOW

17-19 East 27th Street

New and Most Attractive and Home-like.

A few unfurnished Rooms and bath, \$15.

Transient, \$2.00 upward.

Restaurant a la Carte.

Apply on premises.

FRANK GERATY, Manager.

HOTEL ARLINGTON

18-20 West 25th St.

Two Apartments to Rent Unfurnished

Delightful Furnished Apartments of One, Two or Three Rooms and Bath, on Lease or Transiently.

Restaurant a la Carte

T. E. TOLSON, Manager.

Hotel Rhineclander

12 FIFTH AVENUE

Near 6th St.

A desirable suite is now unengaged.

Restaurant a la Carte

FRANK GERATY, Manager.

New Amsterdam Hotel

FOURTH AVE. AND 21ST STREET

EUROPEAN PLAN Rooms \$1.00 and up

Rooms with bath \$2.00 and up

Convenient to Automobile Exhibition

EDWARD COYNE & CO.

F. S. WILLARD, Mgr.

Hotel Endicott

The Popular New York Hotel.

Columbus Ave., 81st to 82d St.

"L. R. R. Station at the Door."

WILL SERVE

THE BEST TABLE D'HOTE DINNER FOR \$1.00

ON SUNDAY AND ON NEW YEAR'S DAY.

MUSIC

Near New Year's Chimes

At ST. DENIS HOTEL,

Broadway and 11th St.

Phone 4626 Gramercy.

HOTEL NORMANDIE

Broadway and 38th St.

ELMER F. ALMY, Proprietor.

TABLE D'HOTE DINNER, \$1.

Table d'Hôte daily—Music. 12 to 2:15 and 5:30 to 8:30. Quality and the best of the city.

NEW YEAR'S MENU.

MONDAY, JAN. 1ST.

CAPE CODS.

CONSUME PRIMAVERA ROYALE.

CREAM OF CHICKEN A LA REINE.

BOILED KENNERBEE SALMON, CAPER SAUCE.

ROAST PHILADELPHIA CAPON, STUFFED, CURRANT JELLY.

GREEN PEAS. MACARON ITALIENNE. STRING BEANS.

ROAST PARTRIDGE ON TOAST. HEARTS OF LETTUCE. BREAD SAUCE AND CRESSON.

ENGLISH PLUM PUDDING. BRANDY AND HARD SAUCE.

NEAPOLITAN ICE CREAM. PUMPKIN CAKES.

ROQUEFORT CHEESE. TOASTED CRACKERS.

IRON BONS WITH FAYORS (CHAPEAU ROUGE).

DEMI TASSE.

HAVE YOUR TABLES RESERVED NOW.

SPECIAL CLUB BREAKFASTS from 30c. up.

Tables reserved for Night Night Parties.

Rooms \$1.50 per day and upward.

REID & BARNETT, Proprietors.

NO EXTRA CHARGE FOR IT.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

THE YEAR IN REAL ESTATE.

A TWELFTH MONTH OF MARVELOUS BUYING AND BUILDING.

The Activity Was Principally in the Residence Districts, but Affected All Kinds of Property, and Was General Throughout the Greater City—Capital & Plenty.

The past year has been one of extraordinary activity in the various branches of the real estate market. More property has been dealt in, more capital has been expended in the construction of new buildings, and more money has been invested in realty mortgages than ever before during a period of equal length. No other twelvemonth in the history of the city has witnessed a real estate movement of such volume, scope and variety.

At no other time have so many important influences combined to stimulate speculation and investment in landed property. The city's commercial and manufacturing interests have been notably prosperous. Industrial expansion has created a larger demand for labor, encouraging foreign and, no doubt, also domestic immigration. The growth of trade and population has served to maintain, despite an unusually extensive building campaign, the excellent renting condition which had for several years prevailed in the older business and residence districts.

During the greater part of the year the supply of capital available for real estate operations was plentiful and obtainable at moderate rates of interest.

Meanwhile, the recent opening of the subway and the building of a comprehensive network of new transportation railways, tunnels, bridges, and ferries affecting practically the whole of the metropolitan area furnished apparently unlimited opportunities for the profitable employment of capital in connection with the reconstruction of the central and the building up of the outlying sections of the city.

The process of renewing and extending the city constitutes a movement whose importance to landed interests can hardly be exaggerated. It entails in its service a tremendous amount of speculative enterprise and enriches those who merely hold as well as those who improve real estate.

According to the State census of last June, the population of the city is increasing at the rate of not less than 125,000 a year. No means is at hand for estimating the growth of trade and manufacture. However, it is evident that a notable expansion of industrial expansion, for without the latter there would be no subsistence for a substantial number of additional people. The city's present rate of growth may therefore be said to call for the erection each year of a town equal in size to Albany and Auburn combined.

The annual addition to the volume of industry and to the number of residents is sufficient of itself to cause an incessant movement of real estate. For a time speculative capital neglects the older districts, while the new districts are being built up. The old districts are being built up, while the new districts are being built up.

The current market has had no counterpart in the last sixteen years. It is more a great demand that when, recently, a firm like Park & Tilford wished to move to a new location in middle Broadway it was obliged to lease a seven-story building for ten years at an aggregate rental of

\$500,000 in order to obtain possession of the street floor—a building which cost its owners not more than \$187,000 three years ago. The rent roll of the financial and business districts is steadily rising, and the districts themselves are expanding into areas formerly devoted to residence uses.

The enlargement of commerce and industry implies employment for labor and, consequently, growth of population. Every office or loft or factory building that is erected freshens the creation of many tenements. A modern business building frequently means employment for several thousand office clerks and factory hands. The growth of trade and population has served to maintain, despite an unusually extensive building campaign, the excellent renting condition which had for several years prevailed in the older business and residence districts.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.

The bulk of the new business construction, however, consists of factories in the tenement districts and of warehouses and retail stores like Clafin's and Altman's.